

Folkestone Town Council



The Town Hall,
1-2 Guildhall Street,
Folkestone,
Kent, CT20 1DY
Telephone: (01303) 257946
www.folkestonetc.kentparishes.gov.uk

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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 18th July 2019**
Time: **7.00pm**
Place: **Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

To: **The Planning Committee**
(All other Councillors for information via the website)

YOU ARE HEREBY SUMMONED to attend a meeting of the Planning Committee on the date and at the time and place shown above to transact the business shown on the agenda below. The meeting will be open to the press and public.

Any member who wishes to have information on any matter arising on the agenda which is not fully covered in these papers is requested to give notice prior to the meeting to the Town Mayor, Chairman of the Committee or Town Clerk.

Jennifer Childs
Town Clerk

Presentation by Ansham with regards to application Y19/0490/FH, Manor Court.

Presentation by Barton Willmore with regards to application Y19/0318/FH, Burgoyne Barracks.

1. **APOLOGIES FOR ABSENCE**

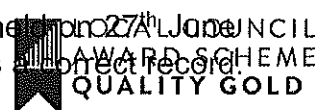
To receive and approve any apologies for absence.

2. **DECLARATIONS OF INTEREST**

To receive any declarations of either personal or prejudicial interest that Members may wish to make.

PLANNING COMMITTEE MEETING – 27th June 2019

To receive the Minutes of the meeting of the Planning Committee held on 27th June 2019 and authorise the Chairman of the Committee to sign them as a correct record.



4. **APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING**
(See attached list)
5. **LATE PLANNING APPLICATIONS**
To view any applications received since the preparation of the agenda.
6. **PREMISES LICENCES**
7. **UPDATE ON PREVIOUS OBJECTIONS**
8. **AGENDA ITEMS FOR NEXT MEETING**
9. **DATE OF NEXT MEETING**
Thursday 8th August 2019

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 27th June 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, Mary Lawes and Richard Wallace.

OFFICER PRESENT: Liz Timmins (Marketing and Communications Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors David Horton, Jackie Meade and Belinda Walker.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. PLANNING COMMITTEE MEETING 6th June 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 6th June 2019 and to authorise the Chairman of the Committee to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 6th June 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jonathan Graham

Seconded: Councillor Richard Wallace

Voting: F:4, Ag:0, Ab: 0

4. APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING

Application number	Y19/0473/FH
Location	Street Record Castle Mews
Proposal	Crown reduction of a sycamore located opposite 5 Castle Mews, the subject of tree preservation order no1 of 1972
Closing date	27 th June 2019
FHDC Officer	Jo Daniels
Comment	No objection

Application number	Y19/0489/FH
Location	Land adjoining Cheriton Parc Hotel Cheriton High Street
Proposal	Erection of a three-storey office/storage building (class B1/B8), with external storage area, associated parking and delivery areas

Closing date	4 th July 2019
FHDC Officer	Adam Tomaszewski
Comment	No objection
Application number	Y19/0493/FH
Location	Flat 4 10 Trinity Crescent
Proposal	Variation of condition 2 of application 83/1121/SH to allow permanent occupation of a ground floor flat following the amalgamation of two existing ground floor studio flats (resubmission of Y18/1418/FH)
Closing date	4 th July 2019
FHDC Officer	Claire Dethier
Comment	No objection
Application number	Y19/0497/FH
Location	Viaduct and swing bridge Folkestone Harbour
Proposal	Change of use to bar and seating area, including erection of servery and stepped access to existing seating area/terrace in association with 4-5 Fish Market (Rocksalt)
Closing date	11 th July 2019
FHDC Officer	Katy Claw
Comment	No objection – the Committee is not against the idea in principle but has concerns over the safety and disabled access. It feels that the barrier is rather too close to the exit/stairlift and would like the Police to be thoroughly consulted.
Application number	Y19/0498/FH
Location	Rocksalt 4-5 Fish Market
Proposal	Listed building consent for erection of servery, terrace and stepped access
Closing date	4 th July 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0576/FH
Location	Turner Free School Tile Kiln Lane
Proposal	Erection of 2 x two storey modular classroom buildings for a temporary period of 2 years
Closing date	2 nd July 2019
FHDC Officer	Isabelle Hills
Comment	No objection

Application number	Y19/0588/FH
Location	Tontine Street
Proposal	Application for retention of Triennial art installation consisting of 7 no. pole mounted boats at various locations on the public pavement
Closing date	26 th June 2019
FHDC Officer	Katy Claw
Comment	Support

Application number	Y19/0589/FH
Location	Land approximately 83m west of The Bandstand The Leas
Proposal	Application for retention of Triennial art installation 'Folk Stones'
Closing date	26 th June 2019
FHDC Officer	Katy Claw
Comment	Support

Application number	Y19/0595/FH
Location	The Grand The Leas
Proposal	Listed building consent for installation and upgrade of internal fire doors in lobby areas across floors 3-8
Closing date	27 th June 2019
FHDC Officer	Katy Claw
Comment	No objection

Application number	Y19/0601/FH
Location	Flat 1 2 Albion Villas
Proposal	Rendering to existing external painted brick walls together with installation of a new timber sash window and blocking up of two existing windows, all to rear and side (north east) elevations
Closing date	27 th June 2019
FHDC Officer	Katy Claw
Comment	No objection – provided it is in keeping with listed neighbours

Application number	Y19/0602/FH
Location	Flat 1 2 Albion Villas
Proposal	Listed building consent for rendering to existing external painted brick walls together with installation of a new timber sash window and blocking up of two

	existing windows, all to rear and side (north east) elevations
Closing date	27 th June 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0609/FH
Location	13 Castle Mews
Proposal	Crown reduction of a copper beech tree situated within a conservation area
Closing date	27 th June 2019
FHDC Officer	Jo Daniels
Comment	No objection – subject to the views of the Tree Officer
Application number	Y19/0633/FH
Location	2 Kings Road
Proposal	Erection of a two-storey dwelling in the garden of 2 Kings Road
Closing date	1 st July 2019
FHDC Officer	Adam Tomaszewski
Comment	No objection
Application number	Y19/0636/FH
Location	Units opposite warehouse 7 Bowles Well Gardens
Proposal	Complete removal of existing industrial buildings (units C & D) to provide a new replacement detached industrial building (use classes B1 & B8)
Closing date	3 rd July 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application number	Y19/0640/FH
Location	Flats 1-20 Lorraine Court Green Lane
Proposal	Installation of replacement UPVC windows and doors
Closing date	26 th June 2019
FHDC Officer	Katy Claw
Comment	No objection
Application number	Y19/0643/FH
Location	48 Downs Road
Proposal	Proposed single storey rear extension, two storey side extension, loft conversion and installation of rear

	dormer window along with the conversion of existing garage to living accommodation
Closing date	8 th July 2019
FHDC Officer	Isabelle Hills
Comment	No objection – subject to neighbour’s views
Application number	Y19/0655/FH
Location	St Margarets Court Grimston Avenue
Proposal	Crown reduction of a weeping willow subject of tree preservation order no 17 of 2001
Closing date	10 th July 2019
FHDC Officer	Jo Daniels
Comment	No objection
Application number	Y19/0662/FH
Location	9 Wellfield Road
Proposal	Retrospective application for the conversion of garage to habitable room
Closing date	5 th July 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
Application number	Y19/0693/FH
Location	Flat A 66 Bouverie Road West
Proposal	Alteration to rear ground floor roof and fenestration, to include 2no roof lights and patio doors
Closing date	15 th July 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
Application number	Y19/0701/FH
Location	Kelston Lodge West 14 Jointon Road
Proposal	Erection of timber shed in rear garden
Closing date	15 th July 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application number	Y19/0715/FH
Location	Glenlee 33 Cheriton Gardens
Proposal	Replace all existing windows and doors with new UPVC double glazing
Closing date	15 th July 2019
FHDC Officer	Danielle Wilkins

Council or developer state that the scientific light diffusion plans on the application show a better situation for the neighbours than the existing Three Hills lights? If not, then what do we compare with, and how else do we decide they are acceptable? In any event are the developers prepared to make serious concessions on the higher and lower banks of lights? Are the lower banks of lights, which may be on until 10:00pm invasive? The Town Council feels that planning conditions should prevent floodlighting from at least the powerful top lights after 9:00pm, except possibly for a couple of formal events per year if required at all. It also feels that lighting from both lighting levels should be assessed against the existing effect of Three Hills floodlights on existing houses, and be set at a slightly lower level than the worst existing effects (which are still much complained of by neighbours) in scientifically provable terms (lux units?).

Some anxiety has also been expressed over public address systems and the Committee would like the 9:00pm restrictions to apply to any system above a low decibel level. It also assumes that the athletics track planning permission would not cover concerts etc. As locals, the Committee believes that the Folkestone Invicta ground is far more suitable for noisy events.

The Town Council notes the Environment Agency objections to the covering up of the underground Pent Stream, and of some of the grass, by the hard surfaces of the track and by its small and now largely 'grasscrete' car park. It cannot second guess the technical arguments on increased run off and the like and therefore it leaves this matter largely to the experts. There is a need to balance disadvantages of the scheme, including football ground loss, against the considerable advantage of greatly improved sporting facilities. The Committee would resent any development which made flooding of dwellings more likely, but notes that all but one house, asserted by neighbours to be 41 Fairway Avenue, are physically above track level and seemingly safe.

The Town Council notes that two full size football pitches are being lost (not now stated in the reworded planning application title). Again, the experts of the Sports Council, which has objected, should be trusted to argue this point. If the developers can prove there is no local shortage of football pitches on objective criteria, then this point is answered. But these pitches have been well used most days a week in season according to neighbours, albeit liable to flooding, and the Town Council believes the District Council and the developers should be pressed about why at least one of the two full sized pitches is not being replaced nearby, at say Morehall Rec, Cheriton Rec (top level), former Turner School playing fields in Coolinge Lane or St Mary's playing field in Shorncliffe Road. It has been advised by Planning Officers that the smaller football pitches marked on the application are apparently indicative only and not promised.

At the meeting and before neighbours on the Broadmead Village side were disappointed with the relocation of the dog-walking area. But this seems to the

Committee an inevitable consequence of the development, which it has to support as a valuable facility. However, the Committee is worried about tree removal and the size of any replacement species. The tree boundary screen must be as solid and mature as possible in view of the new fencing and floodlighting which even with more baffles will be unpleasant.

Application number	Y19/0016/FH
Location	Land adjoining 86 to 88 Tontine Street
Proposal	Erection of part 3-storey and part 6-storey building comprising 45 no. studio apartments with associated access, parking and communal garden
Closing date	28 th June 2019
FHDC Officer	Louise Daniels
Comment	Object - The new Town Council's Planning Committee feels that the units are too small. There should be fewer but slightly larger units and some should be social housing.

Application number	Y19/0366/FH
Location	Flat 2 17 Clifton Crescent
Proposal	Proposed internal alterations and replacement double glazed timber windows and door
Closing date	21 st June 2019
FHDC Officer	Danielle Wilkins
Comment	No objection – provided the design is in keeping.

Application number	Y19/0367/FH
Location	Flat 2 17 Clifton Crescent
Proposal	Listed building consent for proposed internal alterations and replacement double glazed timber windows and door
Closing date	21 st June 2019
FHDC Officer	Danielle Wilkins
Comment	No objection

5. PREMISES LICENCE

No premises licence applications had been received.

6. UPDATE ON PREVIOUS OBJECTIONS

38 Manor Road, developers are TBC for the next Committee meeting 18th July 2019.

7. AGENDA ITEMS FOR NEXT MEETING

38 Manor Road.

8. **DATE OF NEXT MEETING**
Thursday 18th July 2019

..... **Chairman**
18th July 2019

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 18th July 2019 at 7pm

Application number	Y19/0419/FH
Location	Eton Suite The Grand The Leas
Proposal	Certificate of lawfulness of proposed works to a listed building for replacement windows
Closing date	18 th July 2019
FHDC Officer	Danielle Wilkins

Application number	Y19/0467/FH
Location	Garden Flat 40 Earls Avenue
Proposal	Replacement of existing timber sashes (timber boxes will remain) with new double-glazed timber sashes
Closing date	23 rd July 2019
FHDC Officer	Katy Claw

Application number	Y19/0475/FH
Location	United Reformed Church Castle Hill Avenue
Proposal	Listed building consent for interior and exterior works to rear hall of existing church
Closing date	25 th July 2019
FHDC Officer	Piran Cooper

Application number	Y19/0623/FH
Location	45 Shorncliffe Road
Proposal	Change of use of ground floor from dental surgery (class D1) to residential (class C3), whole building to return to residential use
Closing date	25 th July 2019
FHDC Officer	Adam Tomaszewski

Application number	Y19/0648/FH
Location	33 Earls Avenue
Proposal	Change of use and conversion of part of the existing building ground floor level from D1 use to 1 x 2 bed self-contained flat (C3 use) and conversion of the third-floor roof space to 1 x self-contained studio flat (C3 use). Together with consent for the demolition of later rear extension and garage in the conservation area, and consent for removal of a sycamore tree in the conservation area
Closing date	18 th July 2019
FHDC Officer	Adam Tomaszewski

Application number Y19/0654/FH
 Location 32 Calgary Crescent
 Proposal Installation of replacement roof and frames to existing rear conservatory
 Closing date 24th July 2019
 FHDC Officer Katy Claw

Application number Y19/0661/FH
 Location Church & Dwight UK Ltd Bowles Well Gardens
 Proposal Formation of new vehicular access to serve Church & Dwight UK Ltd
 Closing date 17th July 2019
 FHDC Officer Adam Tomaszewski

Application number Y19/0665/FH
 Location The Leas Club The Leas
 Proposal Listed building consent for the removal of the existing canopy to frontage
 Closing date 23rd July 2019
 FHDC Officer Isabelle Hills

Application number Y19/0677/FH
 Location 3 Clifton Crescent
 Proposal Section 73 application for variation of condition 2 (approved plans) of planning permission Y18/0629/FH (change of use from care home to residential flats comprising 1no. studio, 2no. 1 bed flat and 8no. 2 bed flats (11 total). Reconfiguration of internal layout, extend basement terrace area, repair façade, existing roof and dormers and replace all windows) to enable external alterations, including the provision of terrace areas with glass balustrades to rear elevation and at fourth floor and replacement/additional dormers.
 Closing date 29th July 2019
 FHDC Officer Katy Claw

Application number Y19/0682/FH
 Location Seafood Stall Beach Street
 Proposal Retrospective application for extensions to existing seafood stall
 Closing date 17th July 2019
 FHDC Officer Adam Tomaszewski

Application number Y19/0684/FH
 Location 15 Dolphins Road
 Proposal Erection of hip-to-gable extension to the main roof along with the installation of a rear dormer window and associated loft conversion

Closing date	23 rd July 2019
FHDC Officer	Isabelle Hills
Application number	Y19/0685/FH
Location	Ground floor flat 156 Sandgate Road
Proposal	Installation of replacement aluminium double-glazed windows
Closing date	29 th July 2019
FHDC Officer	Katy Claw
Application number	Y19/0704/FH
Location	Highview School Moat Farm Road
Proposal	Erection of 33 residential units with access road, footpaths and associated landscaping
Closing date	23 rd July 2019
FHDC Officer	Adam Tomaszewski
Application number	Y19/0719/FH
Location	Telecommunications mast West Pier Folkestone Harbour
Proposal	Prior notification of telecommunications base station, including the installation of a 20m monopole supporting three antennas, two dishes, equipment cabinets and ancillary apparatus
Closing date	17 th July 2019
FHDC Officer	Adam Tomaszewski
Application number	Y19/0727/FH
Location	3 The Rangers
Proposal	Certificate of lawful development (proposed) for the erection of a single storey rear extension
Closing date	23 rd July 2019
FHDC Officer	Isabelle Hills
Application number	Y19/0742/FH
Location	Playing field Coolinge Lane
Proposal	Various pruning works to one sycamore (T1), one oak (T2) and one Norway maple (T3), all subject of tree preservation order no 14 of 2016
Closing date	25 th July 2019
FHDC Officer	Jo Daniels
Application number	Y19/0752/FH
Location	Turner Free School Tile Kiln Lane
Proposal	Demolition of existing school buildings and erection of new 3 storey school building, refurbishment of existing sports hall, provision of 3 court multi-use games area (MUGA), playing pitch, car parking, landscaping, new pedestrian access and ancillary works

Closing date	24 th July 2019
FHDC Officer	Isabelle Hills
Application number	Y19/0759/FH
Location	The Guildhall 42 The Bayle
Proposal	Retrospective application for the modification of existing hardstanding and bin store and replacement of an existing fence with the accessible facilities to remove the bins
Closing date	29 th July 2019
FHDC Officer	Isabelle Hills
Application number	Y19/0779/FH
Location	3 Clifton Crescent
Proposal	Listed building consent for variation of condition 2 (approved plans) of planning permission Y18/0630/FH (listed building consent for reconfiguration of internal layout, extend basement terrace area, repair façade, existing roof and dormers and replace all windows) to enable alterations including the provision of terrace areas with glass balustrades to rear elevation and at fourth floor and replacement/additional dormers
Closing date	29 th July 2019
FHDC Officer	Katy Claw
Application number	Y19/0784/FH
Location	53 Holywell Avenue
Proposal	Erection of a single storey rear and side extension
Closing date	31 st July 2019
FHDC Officer	Isabelle Hills

AMENDED

Application number	Y12/0980/SH
Location	Royal Victoria Hospital, Radnor Park Avenue
Proposal	Hybrid application comprising a full planning application for the change of use, conversion and part demolition of the main former Royal Victoria Hospital building to provide 18 residential units and associated parking, together with an outline application for the redevelopment of the remaining parts of the site, including demolition of outbuildings to provide 26 houses and associated car parking with all matters reserved for future consideration
Closing date	25 th July 2019
FHDC Officer	Robert Allan

APPEAL

Application number	Y18/1241/FH
Location	33 Julian Road
Proposal	Proposed 2no. semi-detached houses each with 3-4 bedrooms following demolition of existing garage block
Closing date	7 th August 2019
FHDC Officer	Llywelyn Lloyd